

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



DRUIDSTONE ROAD  
OLD ST. MELLONS





## Ridges- Druidstone Road, Old St Melons, CRF

Main Building: Total Exterior Area Above Grade 330.97 m<sup>2</sup>



0 2 4 m

PREPARED: 2022/04/13

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE





Fantastic family home on one of Cardiff's finest roads.

Comments by - Mr Elliott Hooper-Nash



## DRUIDSTONE ROAD

OLD ST. MELLONS, CF3 6XD - OFFERS OVER - £1,000,000

 6 Bedroom(s)  3 Bathroom(s)  3194.21 sq ft

JeffreyRoss are proud to bring to the market this impressive family home set over two floors and approx 3,194 SQFT. located on one of Cardiff's most prestigious road is this 6 double bedroom detached property that briefly comprises impressive entrance hallway, open plan living Kitchen and dining room, large living room, formal dining room, TV room, Utility and downstairs WC. To the first floor are 6 double bedrooms with two benefiting en-suites and separate family bathroom. To the rear is an impressive and private, south facing family garden. To the front is driveway parking for multiple vehicles and electric gate.

Take a walk around our interactive Virtual tour. Make an enquiry online to access our viewings times.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
02920 499680  
Elliott@jeffreycross.co.uk  
Director







**Entrance Hallway**

**Utility Room**  
2.59m x 4.73m (8'5" x 15'6")

**Downstairs WC**  
2.29m x 2.21m (7'6" x 7'3")

**Kitchen**  
4.71m x 3.65m (15'5" x 11'11")

**Breakfast Area**  
1.74m x 3.65m (5'8" x 11'11")

**Living Area**  
4.68m x 4.66m (15'4" x 15'3")

**Formal Dining Room**  
4.69m x 3.67m (15'4" x 12'0")

**Principal Living / Family Room**  
3.81m x 7.33m (12'5" x 24'0")

**TV / Den Room**  
3.81m x 3.29m (12'5" x 10'9")

**To the first floor**

**Bedroom One**  
4.73m x 3.56m (15'6" x 11'8")

**Ensuite**  
1.97m x 3.51m (6'5" x 11'6")

**Bedroom Two**  
4.72m x 3.23m (15'5" x 10'7")

**Ensuite**  
1.98m x 2.17m (6'5" x 7'1")

**Bedroom Three**  
4.85m x 4.68m (15'10" x 15'4")

**Bathroom**  
2m x 2.53m (6'6" x 8'3")

**Bedroom Four**  
4.75m x 3.66m (15'7" x 12'0")

**Bedroom Five**  
3.80m x 3.70m (12'5" x 12'1")

**Bedroom Six**  
3.80m x 3m (12'5" x 9'10")

**Garden**

**To the front**  
Driveway Parking for multiple vehicles.

**Tenure**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**  
Band H

**Additional information**  
New fitted electric gates and composite fence.  
Driveway Extended.  
New kitchen recently fitted  
Fully decorated throughout this year.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |











